



## DEPARTMENT OF PLANNING AND BUILDING

DATE: April 15, 2014

TO: Subdivision Review Board

FROM: Stephanie Fuhs, Current Planning Division

SUBJECT: Degroot Parcel Map SUB2012-00044 (CO13-0002) – Agenda Item #1

This project was continued from the February 3, 2014 Subdivision Review Board (SRB) hearing in order for staff to address concerns from neighboring property owners and to give the applicant an opportunity to attend the May 5, 2014 SRB meeting to respond to the comments received and revised conditions of approval.

At the February 3, 2014 SRB meeting, the Board heard testimony from adjacent property owners who voiced concerns about the precedent setting nature of the project for the other industrially zoned parcels within the subdivision, noise and nuisance impacts generated from various businesses using the existing structure, lack of landscaping at the entry and perimeter of the site, and overall lack of compliance with conditions of approval from the previous subdivision and land use permits on the site.

In response to the comments, the Board directed staff to further restrict the allowable uses in order to address compatibility issues between industrial and residential uses. In addition, the SRB requested that conditions be drafted to give the County more authority to enforce compliance issues, providing for a limitation on hours of operation from 7am-7pm, and adding more landscaping provisions to ensure that screening is achieved within a reasonable time period.

The following conditions were added or amended:

Final Map – Condition 3 – added  
Condition 4 – added  
Condition 6 – amended  
Condition 7 – amended  
Condition 9 – f,g, and h - added  
Condition 10 – e – added  
Condition 13 – added

CUP -           Condition 1 – allowable uses amended  
                  Condition 8 – amended  
                  Conditions 13-16 – added

Since the February hearing, staff has received correspondence from the water company (Weso Water Company and Properties) revoking the “can and will serve” letter for the project. Without a valid intent to serve letter, the County cannot approve the project as proposed. The applicant has stated that he is in negotiations to re-instate the will serve letter, however, as of the date of this memo, staff has not received any information confirming that the property will be served by the Weso Water Company.

Based on the above information, your Board has the following options:

1. If a new water letter has not been obtained by the time of the hearing, the Board can continue the item off-calendar to give the applicant the opportunity to negotiate with the water company to issue a new intent to serve or will serve letter. This option would require the project to be re-noticed and the cost for re-noticing is the applicant’s responsibility.
2. If a new water letter has not been obtained by the time of the hearing, the Board can deny the project. Staff has prepared denial findings for the Board’s consideration.
3. If a new water letter has been obtained, staff has prepared revised conditions of approval based on the Board’s direction from the February 3, 2014 SRB meeting for the Board’s consideration.